

ROBERT C. WHEATLEY, CHAIRMAN  
KIM HOEY STEVENSON, VICE CHAIRMAN  
R. KELLER HOPKINS  
J. BRUCE MEARS  
HOLLY WINGATE



2 THE CIRCLE | PO BOX 417  
GEORGETOWN, DE 19947  
(302) 855-7878 T  
(302) 854-5079 F  
sussexcountyde.gov

# Sussex County Planning & Zoning Commission

## AGENDA

August 26, 2021

7:00 P.M.

### Call to Order

### Approval of Agenda

Approval of Minutes – July 8, 2021

Presentation – DelDOT Capital Transportation Program (CTP) Update

### Other Business

Heron Bay Subdivision (2003-14)

KS

Request to Amend Conditions of Approval

Heimlick Solar Farm (S-21-17) (C/U 2251)

KH

Preliminary Site Plan

### Old Business

2021-02– The Estuary (2005-64) (2019-6)

HW

A revision to a previously approved 665-lot major cluster subdivision (Reference 2005-64 and 2019-6) to add three parcels containing 3.67 acres +/- (for a total of 476.47 acres +/-) and to increase the total number of lots by 18 lots (for a total of 683 lots). The properties are lying on the north and south sides of Miller Neck Road (S.C.R. 364A), approximately 0.54 mile southeast of Double Bridges Rd (S.C.R. 363). Tax Parcels: 134-21.00-10.00 & 10.01 and 134-19.00-103.00 through 105.05, and 115.00 through 116.02, 389.00 through 914.00, and 134-21.00-8.00, 8.01, and 11.00 through 11.12, and 45.00 through 161.00. Zoning District: AR-1 (Agricultural Residential District).

C/U 2255 John Sommers

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for the sale, renting, storage, and repair of bicycles and related accessories to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 2.9 acres, more or less. The property is lying on the northwest side of Roxana Road (Rt. 17), approximately 0.55 mile southwest of Burbage Road (S.C.R. 353). 911 Address: 32650 Roxana Road.



Tax Parcel: 134-15.00-95.03.

**C/U 2257 Indian River Volunteer Fire Co., Inc.**

BM

**An Ordinance to grant a Conditional Use of land in a GR General Residential District for outdoor boat storage and overflow parking to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.006 acres, more or less. The property is lying on the northeast corner of the intersection of Oak Orchard Road (Route 5) and Spruce Street. 911 Address: N/A. Tax Parcel: 234-34.08-53.00 (p/o).**

**C/U 2261 What Is Your Voice, Inc.**

KS

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for storage units and offices to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.63 acres, more or less. The property is lying on the southeastern side of Shady Road (Rt. 276), approximately 0.21 mile southwest of Coastal Highway (Route 1). 911 Address: 17583 Shady Road, Lewes. Tax Parcel: 334-6.00-515.00**

**C/U 2289 Leah Beach**

BM

**An Ordinance to grant a Conditional Use of land in a C-1 General Commercial District for an outdoor marketplace with similar activities and off-site parking to be located on certain parcels of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.247 acres and 0.327 acres, more or less. The property is located on the southwestern side of Canal Crossing Road and Central Avenue, approximately 100 feet east of Hebron Road (Rt. 273) and being on the northeastern corner of Rehoboth Avenue Extended (1A) and Hebron Road (Rt. 273). 911 Addresses: 19897 Hebron Road & 19826 Central Avenue, Rehoboth Beach. Tax Parcels: 334-13.20-21.00 & 334-13.19-79.00 (p/o)**

**C/U 2278 Branson James**

KH

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an events venue to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 1.902 acres, more or less. The property is lying on the south side of Dusty Road (S.C.R. 443A), approximately 0.48 mile northwest of East Trap Pond Road (S.C.R. 62). 911 Address: 17638 Dusty Road, Georgetown. Tax Parcel: 231-22.00-16.00**

**Public Hearings**

**C/Z 1945 Gulfstream Development, LLC**

HW

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a MR Medium Density Residential District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 8.33 acres, more or less. The property is lying on the southwest side of Sand Cove Road (S.C.R 394) approximately 750 feet southeast of Lighthouse Road (Route 54). 911 Address: N/A. Tax Parcel: 533-19.00-56.05.**

**C/U 2292 Gulfstream Development, LLC**

HW

**An Ordinance to grant a Conditional Use of land in a MR Medium Density Residential District for multi-family (32 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 8.33 acres, more or less. The property is lying on the southwest side of Sand Cove Road (S.C.R 394) approximately 750 feet southeast**

of Lighthouse Road (Route 54). 911 Address: N/A. Tax Parcel: 533-19.00-56.05.

**AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 115, ARTICLE XX BY AMENDING SECTION 115-156 TO CLARIFY THAT THE LOT AREA WITHIN TABLES II AND III REFERS TO THE LOT AREA WITHIN EACH PARTICULAR ZONING DISTRICT**

**Additional Business**

- Discussion relating to hours of construction

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on August 19, 2021 at 10:00 a.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

-MEETING DETAILS-

The meeting will be streamed live at: <https://sussexcountyde.gov/council-chamber-broadcast>

The County provides a dial-in telephone number for the public to comment during the appropriate time of the meeting. **Note, the on-line stream experiences a 30-second delay.** Any person who dials in by telephone should listen to the teleconference audio to avoid the on-line stream delay.

To join the meeting via telephone, please dial:

**Conference Number: 1 302-394-5036**

**Conference Code: 570176**

Members of the public joining the meeting on the telephone will be provided an opportunity to make comments for those items listed under Public Hearings on this agenda.

The Planning & Zoning Commission meeting materials, including the “packet”, are electronically accessible on the County’s website at: <https://sussexcountyde.gov/>

If any member of the public would like to submit comments electronically, these may be sent to [pandz@sussexcountyde.gov](mailto:pandz@sussexcountyde.gov). All comments are encouraged to be submitted by 4:00 P.M on Wednesday, August 25, 2021.

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